

From: [Ung, Rosalinh](#)
To: [Jorge Estrada](#); [JoAnn Hadfield](#)
Cc: brupp@shopoff.com; [Cora Newman](#)
Subject: Jim Mosher Comments
Date: Tuesday, January 10, 2012 4:39:48 PM

-----Original Message-----

From: Jim Mosher [<mailto:jimmosher@yahoo.com>]
Sent: Monday, January 09, 2012 4:03 PM
To: Ung, Rosalinh
Subject: EIR scoping comments on Uptown Newport Project (PA2011-134)

Rosalinh,

I feel bad that I have had very little time to review the Initial Study for the Uptown Newport Project (PA2011-134) since the December 15, 2011 Scoping Meeting.

I would just like to reiterate the idea which I believe was expressed by both myself and some of the other members of the audience that just as Phase 1 and Phase 2 of this project have to be considered together, as well as separately, the impact of the project in its totality has to be considered in the context of the considerable amount of additional residential conversion in the area that can be foreseeably anticipated as a result of the General Plan, and more particularly the latest Housing Element.

Doing less seems either piecemealing or encouraging the construction of only a part of grander vision, which may not be the highest and best use of the land if the remainder can never be implemented for environmental reasons.

I would also like to suggest again that the analysis of the impact on schools and community cohesiveness include a comparison with the alternative possibility of the area becoming part of the Newport-Mesa Unified School District. That certainly seems a foreseeable, if not politically likely, possibility.

In addition, I remain unconvinced that the EIR can adequately assess the impact of this project on neighboring properties, particularly as to such issues as noise, privacy and shading, without a more particularized plan of exactly what is planned to be built where. In the absence of such information, the EIR will presumably need to consider the impact of the most obtrusive structure possible being built at each possible location.

Finally as a general comment, I believe the scoping process could have done a better job of bringing front and center to the public's attention the items that have ALREADY been identified as the most likely serious environmental effects of the project if built. I hope the DEIR will give those items, and their impacts, more prominence.

Yours sincerely,

Jim Mosher